APS NEWSLETTER | AUGUST 2024

PRESERVATION Matters

The latest news from Missouri SHPO's Architectural Preservation Services Team

Spotlight on Southwest Missouri

While the APS team was in Springfield for the Historic Preservation Symposium, hosted by Greene County, we spent three additional days visiting both historic tax credit projects and preservation easement properties around southwest Missouri. Here are a few photos from our time in this booming preservation-minded part of the state.

Joplin Union Depot

Jasper County Courthouse, Carthage

Gillioz Theater, Springfield

Lawrence County Courthouse,

Boyd School, Springfield

Webb City Transfer and Storage (Morton Booth Company), Downtown Webb City Historic District

Changes to the Missouri HTC Program Beginning July 1, 2024

On July 1, 2024, changes to the Missouri Historic Preservation Tax Credit program went into effect that will streamline the application and review processes, both in the Department of Economic Development and in the State Historic Preservation Office. The program changes have been in the works for almost two years, and **apply to all new projects submitted on or after July 1, 2024.** These changes are meant to improve efficiency, consistency and transparency, both in DED and SHPO, and respond to stakeholder concerns that were shared in various surveys and listening sessions. Changes include:

- DED will accept conditional approvals, so state applications will not sit on SHPO's hold shelf waiting for conditions to be resolved before funds are allocated. **Prior to final applications, conditions must be met to be issued credits.** (The new program rules will not apply to projects submitted prior to July 1, 2024.)
- For projects that have a federal application, Submittable will accept a condensed state application.
- For large-cap projects, DED will accept applications year-round with no deadline, replacing the closed-cycle structure. DED's system of tiered scoring will be replaced with a simple pass/fail system.
- For phased projects, applicants need only submit one application describing all the phases.
- APS tax credit reviewers are required to send copies of our federal reviews and condition sheets to applicants at the same time they are forwarded to NPS. These have always been available on request; if you haven't received a copy of the SHPO review, please contact APS and we can send it out immediately.
- For all projects, large and small, **applicants are strongly urged to participate in a SHPO consultation prior to submitting the preliminary application**.
- In summer 2023, the SHPO website was expanded to include a webpage providing guidance for users of the federal and state Historic Tax Credit

programs. The Architectural Preservation Services webpage is being further expanded to offer more technical assistance for questions about Rehabilitation.

- SHPO has doubled available weekly time slots for consultations (six hours per week instead of three hours per week). **We offer pre-consultations Tuesday afternoons and Thursday mornings by appointment.** We have also increased the number of site visits we conduct in order to provide on-site consultations.
- DED and SHPO have worked collaboratively to streamline the process to expedite amendments. If applying for federal credits, you no longer need to provide amendments for the state application. For state-only applications, you will be able to download the amendment form from the DED website without having to request that it be sent to you. Once completed, it must be uploaded in your Submittable application along with any supporting documentation.

Long-term goal: To improve efficiency and transparency, SHPO has drafted a business plan for a cultural resources information system (CRIS) that is undergoing institutional review, with the hopes of being funded in fiscal year 2026. This online interface will provide dashboarding for SHPO reviews of both federal and state applications, and will be accessible by members of the public.

Meet the Architectural Preservation Services Team

Christopher Stone, Elizabeth Hornbeck, and Ethan Starr of the Architectural Preservation Services, touring the Joplin Union Depot in Joplin, Missouri, June 2024.

The Architectural Preservation Services Section of SHPO reviews all federal and state historic tax credit applications against the Secretary of the Interior's *Standards for Rehabilitation*. We offer technical guidance and regular consultations for all rehabilitation projects, large and small, in Missouri. We are also responsible for monitoring preservation easements on historic properties throughout the state; and for educating the public about historic preservation tax credits.

Tax Credit Reviewers:

Elizabeth Hornbeck, PhD, is an SoI-qualified architectural historian who leads APS as Section Chief. She joined SHPO in February 2023 after teaching architectural history at the University of Missouri for 18 years. Contact: 573-526-3764, or Elizabeth.Hornbeck@dnr.mo.gov

Doug Record is an SoI-qualified licensed architect and a part-time tax credit reviewer. He joined SHPO in January 2019 after a combined 30-year career with the Missouri Department of Natural Resources and Missouri Department of Transportation. Contact: Doug.Record@dnr.mo.gov

Ethan Starr is a Missouri native and an SoI-qualified architectural historian. He joined SHPO in November 2023 after completing his master's degree in architectural history at the University of Virginia, where he also ran a rural county historical society. Contact: 573-526-1966, or Ethan.Starr@dnr.mo.gov

Christopher Stone is an SoI-qualified architectural historian who moved to Missouri from North Carolina where he spent several years running his own

business doing window, door and plaster restoration on historic properties. He joined SHPO in March 2024. Contact: 573-751-7800, or Christopher.Stone@dnr.mo.gov

Administrative Staff:

Bob Wheeler joined the APS Section as the full-time administrative assistant in March 2024 after a long career in the distribution industry managing large volumes of inventory and serving as a systems administrator. Contact: 573-751-7860, or Robert.Wheeler@dnr.mo.gov

Tammy Boeschen has been with SHPO for nearly five years as a part-time administrative assistant supporting both APS and Section 106 reviews. Her background includes an interior design degree, with extensive experience in office procedures, special projects, and customer service.
Contact: Tammy.Boeschen@dnr.mo.gov

You can also find us at https://mostateparks.com/historic-preservation-tax-credits

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National Park Service Training for Tax Credit Reviewers

Missouri SHPO's APS tax credit reviewers work closely with our colleagues in the National Park Service's Technical Preservation Services unit. TPS provides regular and intensive training for tax credit reviewers, and in July 2024, Missouri's four tax credit reviewers attended the first tax credit reviewer training to be held in person since before the COVID-19 pandemic lockdown. (In the interim period such training was done via webinars.) The two-day training session was held in Indianapolis with 79 tax credit reviewers from 24 states in attendance. There were also 21 TPS staff and two representatives from the IRS attending.

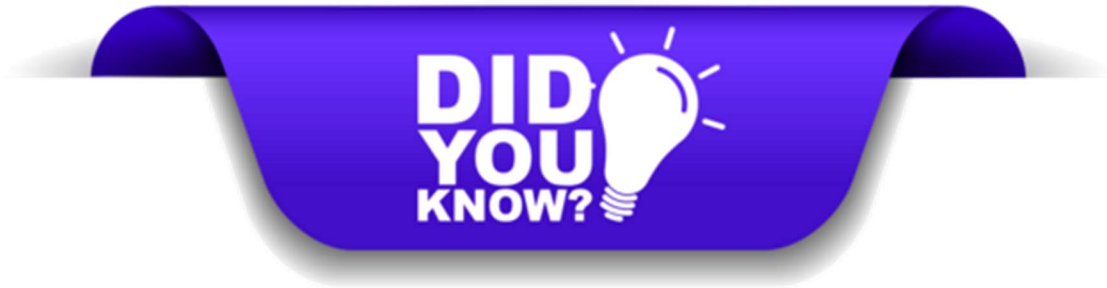
Training topics included interpreting and applying the Standards with case studies of recent rehabilitation projects in schools, midcentury office buildings, Main Street buildings, theaters, houses of worship, agricultural buildings, mills, industrial buildings and warehouses. There was also a unit on sustainability, resilience and substitute materials. We enjoyed meeting with our TPS reviewers Liz

Petrella and Vincent Lake in person, a nice change from our regular online meetings.

A highlight of the training program was a series of site visits to tax credit projects in Indianapolis, with the largest chunk of time devoted to tours of the stunning Art Deco Coca-Cola Bottling Plant (now the Bottleworks Hotel), a complex of buildings from 1931-1954 that was rehabilitated in 2021 using federal preservation tax credits. For more information about the Coca-Cola Bottling Plant rehabilitation project see https://www.nps.gov/articles/000/coca-cola-bottling-plant.htm

Ethan Starr, Doug Record, Elizabeth Hornbeck and Christopher Stone, Former Coca-Cola Bottling Plant in Indianapolis

Historic Lab of the Coca-Cola Bottling Plant, Bottleworks Hotel in Indianapolis



Most HTC users know that the Architectural Preservation Services Section makes site visits to historic preservation tax credit projects, both to advise applicants on recommended treatments, and to better understand the properties being rehabilitated. But did you also know that the APS Section makes visits to properties on which SHPO holds historic preservation easements? An easement is a legal instrument that gives another party rights over a property. Preservation easements require property owners to maintain the historic characteristics of the property, and SHPO has the right to monitor their compliance. Properties may be subject to preservation easements because they have received state or federal funding at some point in the past, such as from a Courthouse Grant or from a Save America's Treasures Grant. The easement protects the government's investment in the property by ensuring that any future work performed meets the Secretary of the Interior's Standards for Rehabilitation.

The SHPO APS team, along with our grants manager, has made 16 easement visits since the beginning of 2024. The SHPO team works with property owners and property caretakers (such as county commissioners and staff) to provide technical advice on building maintenance and rehabilitation projects. The APS team can recommend treatments that will give the workmanship of the past the longest possible lifespan. They can be reached at 573-751-7860 or moshpo@dnr.mo.gov.

In Springfield in June 2024, APS made easement visits to the **Gillioz Theatre, the Landers Theatre (Springfield Little Theatre), the Historic City Hall,** and the **Greene County Historic Courthouse**. We also made easement visits to the **Jasper County Courthouse** in Carthage, and the **Lawrence County Courthouse** in Mount Vernon. At each site we enjoyed the hospitality of board members or city and county staff who were very generous with their time in showing us around each of these historic treasures.

In Our Next Issue:

Our next newsletter will feature information on new legislation affecting the Missouri Historic Preservation Tax Credit program that takes effect on Aug. 28, 2024, coverage of the Missouri Main Street Connection Annual Conference, SHPO's new program director Dawn Scott, and much more!

To be added to or removed from the Architectural Preservation Services mailing list for this newsletter and other announcements, please send an email to Elizabeth.Hornbeck@dnr.mo.gov.

State Historic Preservation Office

Division of State Parks
Department of Natural Resources

Architectural Preservation Services
573-751-7860
https://mostateparks.com/historic-preservation-tax-credits

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